Standard Stall (end of row)

Grab Bars and Water Closets

Standard Stall

Grab Bars and Water Closets

StandardGrab Bars and
Minimum Clear Floor Space

ALARM REQUIREMENTS

Note: tie alarm to Sprinkler system with flow switch.

4.28 Alarms.

4.28.1 General. Alarm systems required to be accessible by 4.1 shall comply with 4.28. At a minimum, visual signal appliances shall be provided in buildings and facilities in each of the following areas: restrooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.

4.28.2* Audible Alarms. Audible emergency alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 dbA or exceeds any maximum sound level with a duration of 60 seconds by 5 dbA, whichever is louder. Sound levels for alarm signals shall not exceed 120 dbA.

4.28.3* Visual Alarms. Visual alarm signal appliances shall be integrated into the building or facility alarm system. If single station audible alarms are provided then single station visual alarm signals shall be provided. Visual alarm signals shall have the following minimum photometric and location features:

(1) The lamp shall be a xenon strobe type or equivalent.

(2) The color shall be clear or nominal white (i.e., unfiltered or clear filtered white light).

(3) The **maximum pulse** duration shall be **twotenths of one second** (0.2 sec) with a **maximum duty cycle of 40 percent.** The pulse duration is defined as the time interval between initial and final points of 10 percent of maximum signal.

(4) The intensity shall be a **minimum of 75 candela.**

(5) The flash rate shall be a **minimum of 1 Hz and a maximum of 3 Hz.**

(6) The appliance shall be placed 80 in (2030 mm) above the highest floor level within the space or 6 in (152 mm) below the ceiling, whichever is lower.

(7) In general, no place in any room or space required to have a visual signal appliance shall be more than 50 ft (15 m) from the signal (in the horizontal plane). In large rooms and spaces exceeding 100 ft (30 m) across, without obstructions 6 ft (2 m) above the finish floor, such as auditoriums, devices may be placed around the perimeter, spaced a maximum 100 ft (30 m) apart, in lieu of suspending appliances from the ceiling.

(8) No place in common corridors or hallways in which visual alarm signalling appliances are required shall be more than 50 ft (15 m) from the signal.

GENERAL NOTES

1. Contractor shall work from given dimensions and large scale details only. Do not scale the drawings.

2. The building shall be constructed to conform with all applicable codes including, but not limited to, 2009 edition of IBC and the 2009 edition of NFPA 101.

3. All wood in contact with concrete shall be pressure preservative treated.

4. General contractor shall verify all existing conditions & dimensions prior to construction and report any discrepancies to the owner. General contractor shall proceed with the work only after discrepancy has been resolved by the owner.

5. Caulking around windows shall be non-hardening type sealant.

6. This project shall not contain hazardous materials of any kind, in any product, of any kind;I.e. Asbestos.

8. Install blocking behind all surface applied fixtures, and grab bars when mounted on stud walls.

9. All door hardware to be accessible; e.g. lever handles.
- Max. pull pressure exterior doors - 8lbs
- Max. pull pressure interior doors - 5 lbs.

10. All doors to be 36", unless noted otherwise. Min. clear door opening width - 32", unless noted otherwise.

11. **Smoke detector and emergency lighting system to be installed per plan and designed by contractor in accordance with all applicable codes and regulations.**

PUSH SIDE

push side

1. Front Approach -
Swinging Door

PULL SIDE

pull side

2. Front Approach -
Swinging Door

NOTE: Y = 48" min. if door has closer

3. Latch Side Approach
Swinging Door

NOTE: X = 36" min. if Y = 60"
X = 42" min. if Y = 54"

4. Hinge Side Approach -
Swinging Door

NOTE: Y = 54" min. if door has closer

5. Side Approach -
Swinging Door

6. Latch Side Approach
Swinging Door

Accessible Sink Detail - Alternate Wall Hung

Scale: 1/2" = 1'-0"

Partial Elev. at Sink

Scale: 1/4" = 1'-0"
ALTERNATE:
entire counter at 34" A.F.F.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/25/15

John W. Einsiedler, R.A.
Architecture
148 Sea Road Kennebunk, Maine 04043
Phone 207•985•9760 Facsimile 207•985•9818
homepage: johnarchitect.com e-mail: jeff@johnarchitect.com
Architecture • Interior Design • Universal Design

Trades Center Inc
General Contractor ◆ Design/Build
Commercial ◆ Industrial ◆ Renovation

PROJECT:
440 Western Ave Associates Renovation
PortlandMaine
131 Johnson Road

Drawings This Sheet:
DETAILS
NOTES

A3

Construction Set
December 11, 2014

© 2014 John W. Einsiedler, R.A.